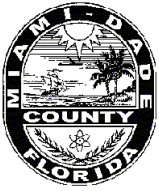


COMMUNITY ZONING APPEALS BOARD 8

Hearing Date: JANUARY 15, 2013

I The Board took the following action on the items listed below

12-10-CZ8-2	RG PROPERTY HOLDINGS, LLC Approved With Condition(S) Per staff's recommendation.	12-20 CZAB8113	18-52-42
13-1-CZ8-1	3400 NW 46 ST LLC Approved With Condition(S) Per staff's recommendation.	12-54 CZAB8213	21-53-41
13-1-CZ8-3	METROPOLITAN MTGE. CO. OF MIAMI & REGENCY APTS., LTD. Approved With Condition(S) Per staff's recommendation.	12-105 CZAB8313	10-53-41
12-12-CZ8-1	9101 NW 7 AVE LLC & VALUE STORE IT NW 7 AVE MIAMI PARTNERSHIP Approved With Condition(S) Per staff's recommendation with withdrawal of Requests #4 and #8.	11-135 CZAB8413	01-53-41
13-1-CZ8-2	DUCK DUCK GOOSE, LLC Approved With Condition(S) Per staff's recommendation.	12-61 CZAB8513	10-53-41



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12-12-CZ8-4	MMG NORTH, INC Denied Without Prejudice Per Board's decision.	12-95 CZAB8613	23-52-41
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II Items listed below have been withdrawn or deferred to a later date:

13-1-CZ8-4	1295 SHORE, LLC Deferred To Date Certain (02/27/13) Due to a lack of time.	12-119	02-53-41
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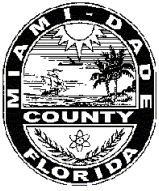
COUNTY STAFF ATTENDEES:

DAVID HOPE - COUNTY ATTORNEY'S OFFICE
 LAUREN MORSE - COUNTY ATTORNEY'S OFFICE
 AMINA NEWSOME - DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)
 EARL JONES - DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)
 ARMANDO HERNANDEZ - DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)
 CLEVELAND THOMPSON - DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)

NOTICE

THE FOLLOWING SUMMARY INFORMATION IS PROVIDED AS A COURTESY; IT SHOULD NOT BE TREATED AS LEGAL ADVICE AND IT SHOULD NOT BE RELIED UPON. LEGAL CONSULTATION MAY BE WARRANTED IF AN APPEAL OR OTHER LEGAL CHALLENGE IS BEING CONTEMPLATED.

Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the



COMMUNITY ZONING APPEALS BOARD 8

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Department of Planning and Zoning (DPZ) within 14 days after the DPZ has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (The DPZ's posting will be made on a bulletin board located in the office of the DPZ.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

Further information regarding options and methods for challenging a CZAB decision may be obtained from sources that include, but are not limited to, the following: Sections 33-312, 33-313, 33-314, 33-316, and 33-317 of the Code of Metropolitan Dade County, Florida; the Florida Rules of Appellate Procedure; and the Municode website (www.municode.com). Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential challenge or appeal.